

**0.049 ACRES OF LOT 55 OF
SCENIC HILLS SUBDIVISION
PLAT VOLUME 2, PAGE 53
~ TO BE COMBINED WITH LOT 56 ~
TOWNSHIP OF JEFFERSON, COUNTY OF MADISON, STATE OF OHIO
PART OF VIRGINIA MILITARY SURVEY 1410**

LOT 1

For the purpose of this description, a bearing of South 02°52'39" West was used on the westerly line of Lot 56 through Lot 41, of Scenic Hills Subdivision, of record in Plat Book 2, Page 53. Said bearing is based upon the Ohio South Zone State Plane Coordinate System.

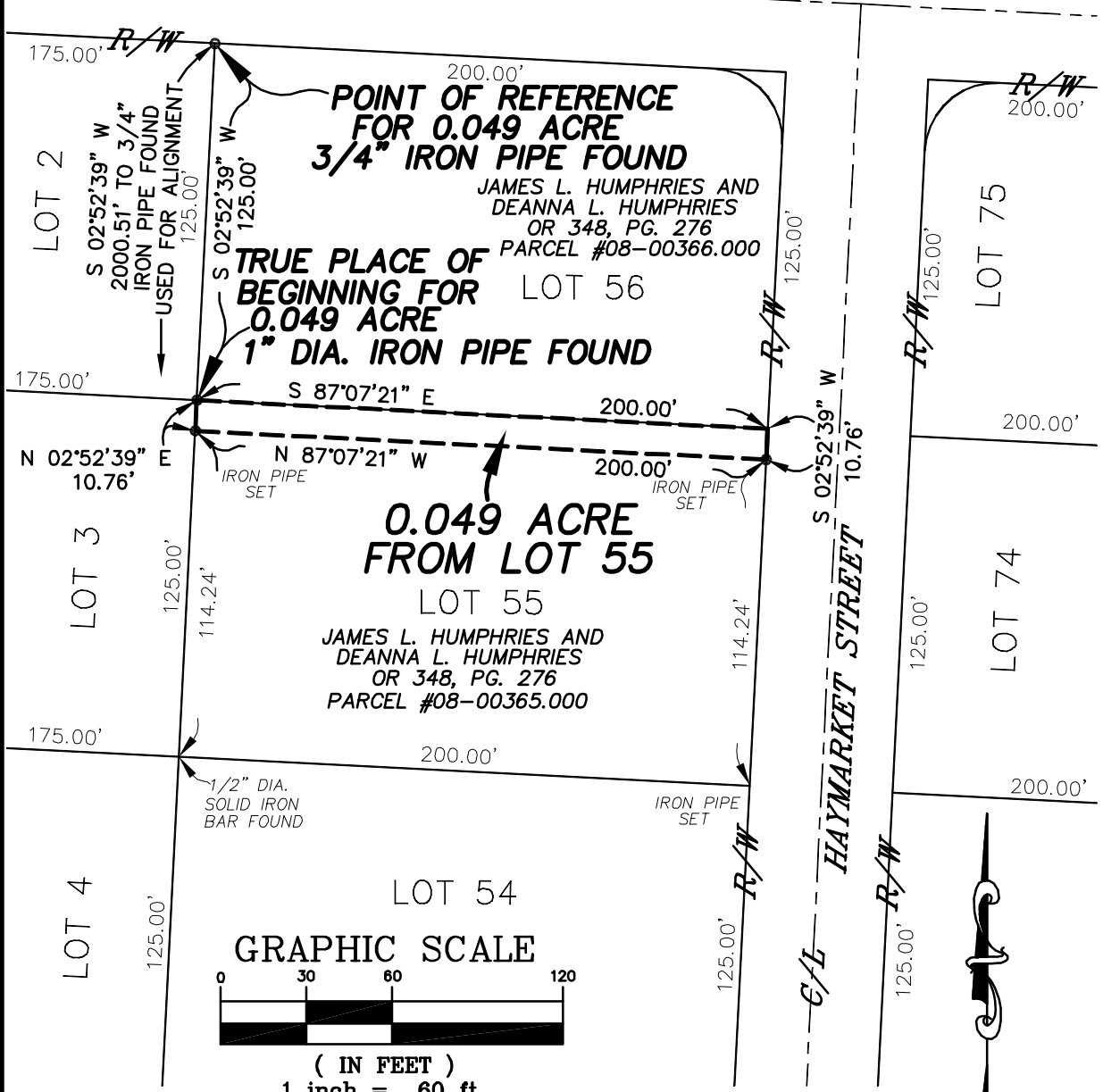
LOT 57

LOT 58

R/W

R/W

C/L SCENIC DRIVE



PRECISION SURVEYING SERVICES, LLC
CONSULTING SURVEYORS

John W. Evers 04-13-2021
JOHN W. EVERS P.S. 7869

CLIENT			
JAMES HUMPHRIES			
PRECISION SURVEYING SERVICES, LLC.			
9055 S.R. 56 S.E.			
MT. STERLING, OHIO 43143			
CELL ~ (614) 595-9412		OFFICE ~ (740) 845-1422	
DRAWN BY: JWE	CHECKED BY: JWE	ORDER No.	AREA No.
SCALE: 1"=60'	DATE: APRIL 13, 2021	FRA	SHEET 1 OF 1

● = 1"x30" IRON PIN SET WITH CAP

DESCRIPTION OF 0.049 ACRES
FROM LANDS OWNED BY
JAMES L. HUMPHRIES AND DEANNA L. HUMPHRIES
JEFFERSON TOWNSHIP, MADISON COUNTY, OHIO

Situate in Virginia Military Survey No. 1410, Township of Jefferson, County of Madison, State of Ohio, being 0.049 acres of land described as being the northerly 10.76 feet of Lot No. 55 of Scenic Hills Subdivision, of record in Plat Book 2, Page 53, owned by James L. Humphries and Deanna L. Humphries, of record in Official Record Book 348, Page 276, and also identified as Madison County Auditor Parcel No. 08-00365.000, and understood that said 0.049 acre will be combined with Lot 56 of said Scenic Hills Subdivision, also owned by said James L. Humphries and Deanna L. Humphries, and also of record in Official Record Book 348, Page 276, said Lot 56 identified as Madison County Auditor Parcel No. 08-00366.000, all references to records being on file in the Office of the Recorder, Madison County, Ohio, said 0.049 acre tract of land being further described as follows:

The **Point of Reference** being a ¾" diameter iron pipe found at the northwesterly corner of said Lot 56, being the northeasterly corner of Lot 2 of said Scenic Hills Subdivision, being in the southerly right of way line of Scenic Drive; The **Secondary Point of Reference** being a ¾" iron pipe found at the southwest corner of Lot 41 of said Scenic Hills Subdivision, which bears South 02°52'39" West, at a distance of 2000.51 feet; Thence from said **Point of Reference**, South 02°52'39" West, along the westerly line of said Lot 56, being the easterly line of Lot 2, a distance of 125.00 feet to a one inch diameter iron pipe found marking the southwest corner of said Lot 56, being the northeasterly corner of said Lot 55, and being the **True Place of Beginning** of the herein described 0.049 acre;

Thence South 87°07'21" East, along the southerly line of said Lot 56, being the northerly line of Lot 55, a distance of 200.00 feet to a point at the southeasterly corner of Lot 56, being the northeasterly corner of Lot 55, and being on the westerly right of way line of Haymarket Street;

Thence South 02°52'39" West, along the easterly line of said Lot 55, being the westerly right of way line of Haymarket Street, a distance of 10.76 feet to a ¾ inch iron pipe set;

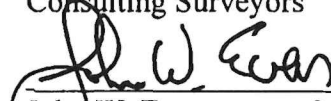
Thence North 87°07'21" West, into said Lot 55, a distance of 200.00 feet to a ¾ inch iron pipe set in the westerly line of said Lot 55, being the easterly line of Lot 3 of said Scenic Hills Subdivision;

Thence North 02°52'39" East, along the westerly line of said Lot 55, being the easterly line of said Lot 3, a distance of 10.76 feet to the True Place of Beginning and containing 0.049 acres of land.

For the purpose of this description, a bearing of South 02°52'39" West was used on the westerly line of Lot 56 through Lot 41, of Scenic Hills Subdivision, of record in Plat Book 2, Page 53. Said bearing is based upon the Ohio South Zone State Plane Coordinate System.

PRECISION SURVEYING SERVICES, LLC
Consulting Surveyors




John W. Evers

04-12-2021